

THE PLAZA AT WOOD CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING
FRIDAY, AUGUST 1, 2025 – 10:00 A.M.
CRESTED BUTTE & VIA ZOOM

Philip Miron called the meeting to order at 10:05 a.m. Alex said it had been a busy year for the Board and Board Members introduced themselves – Scott Richards, Shay Williams, Kevin Atkinson, Philip Miron, Allen David and Linda Englehard on Zoom. Alex confirmed notice of the meeting had been sent on July 20, 2025.

Present:	Cyndi Baily	Unit 134
	Adams Family	Unit 135
	Scott & Mary Richards	Unit 235
	Brian Rolfe	Unit 237
	Bud & Melissa Wheaton	Unit 333
	Mike Hutchins	Unit 334
	Allen & Cindy David	Unit 336
	Michael Pickerill	Unit 337
	Linda Englehard	Unit 338
	Philip & Janet Miron	Unit 339
	Kevin & Susan Atkinson	Unit 340
		Unit 342
	Susan Gellert	Unit 433
	Shay Williams	Unit 438
	Susan Berkowitz	Unit 440
	Thor Hoppess	Unit 531
	Bruce & Lisa Joss	Unit 532
	Terry & Debbie Moore	Unit 535
	Allen & Sheri Devino	Unit 538
	Jill Linck	Unit 539
		Unit 541
	Sara Gall	Unit 637
	Kim Hansen	Unit 638
	Michael Utley	Unit 641
	Bob Berger & Shelley Mack	Unit 642

Proxy to Philip Miron 2 proxies

Alex Summerfelt, Toad Property Management
Kezia Bechard, Toad Property Management

Alex confirmed there was a quorum.

Allen David made a motion to approve the August 2, 2024 Annual Meeting minutes. Tom Atkinson seconded the motion and it was unanimously approved.

Alex said work had been completed on the chimney caps and that had reduced the number of leaks. Alex explained more work was needed on the roof to address flashing and to reduce pooling

water. Bart Laemmel, a local building consultant, was working closely with Josh and Alex of Toad to determine the scope of work and bids would then be obtained from roofing contractors. Alex explained attempts would be made to have the work completed before Winter. If not, the 2026 Budget now included funds for Roof Shovelling to reduce any leaks into units. Alex explained a protective seal coat would be applied to the roof once the flashing and work to reduce pooling water had been completed. In the future a seal coat would be applied every 5 or 6 years at a cost of between \$90,000 and \$120,000. The sealcoat would reduce leaks but correct drainage to reduce pooling water needed to be completed first. Several contractors were being asked for bids.

Concern was expressed that a new roof had been put on approximately 5 years earlier but roof leaking had continued in some areas. Alex explained the Contractor had been alerted to all those leaks and attempts were being made to get some work completed under warranty as the leaks had occurred during the first 5 years of the new roof. The drainage work to reduce pooling would not be part of any warranty work on the roof. Bart Laemmel was helping the Association on the roofing issues.

Smoke Detectors in units must be photo-electric.

Water Heaters more than 10 years old must be replaced. Susan Gellert suggested adding a tray under water heaters and washing machines to reduce water damage to units below. Scott Richards suggested also installing water bugs as they would send an alert as soon as any moisture was detected.

Federal Pacific electrical panels must be replaced, a cost of between \$2,000 and \$3,500 per unit and an owner expense. Panels in the common areas were being replaced by the Association. Failure to replace the electrical panels could result in insurance increases or cancellation of insurance in the future. It was important to engage a local contractor as soon as possible as many buildings on the mountain had the same issue and it might be 8 weeks between engaging the contractor and the work being started. The vendor performing the work in the common areas might be able to work on individual units as well. The common area work was currently being reviewed with electrical engineers. A bid of \$204,000 had been obtained for the common area electrical work but that figure might go up or down once the engineering work was completed. The Association had the funds for the work and there would not be a Special Assessment. Attempts would be made to have the common area work completed before the end of the year and during the mud season. Electric might be off for 1 to 2 days and owners would be given as much notice of the work as possible. It was noted the building had electric heat. A list of certified electrical contractors would be sent to all owners together with specific details of the required work. Alex confirmed he was keeping a list of units still needing to update their electrical panel.

Alex thanked owners for removing grills from unit balconies, an insurance company requirement. One grill remained and that would be removed in the next couple of days. The third floor grill in the common area had been approved by the insurance company. Electric grills were allowed.

Alex explained a new company had been engaged to inspect and repair the fireplaces in units. Repairs had been completed in some units and the new company had been very easy to work with.

Alex said the new Mail Room and Firewood Storage Room had pin pad entry and the same code. Alex explained owners were now responsible for restocking firewood on balconies. Toad or individual property management companies could be hired to perform the work. Concern was expressed about the location of the Mail Room and a more accessible location inside the building would be better. Alex

said the current location at the back of the building was very convenient for UPS and Fed Ex and reduced traffic at the entrance at the front of the building.

Alex explained an interior designer had been engaged to provide suggestions for the common areas. A survey would be sent to owners with the designer's suggestions and owners would have the opportunity to vote on their preferred design. Options for a different location for the Mail Room would be considered. The front desk area would also be considered by the interior designer. The interior designer would also be considering recreational use of the common areas to provide a benefit to owners and guests.

Alex said a small fitness room had been considered near the front of the building. Alex explained used exercise equipment was still being sourced. The conference room had been generating some rental income.

Some bikes in the building had been marked with white tags. If those bikes were not claimed in the next two weeks the bikes would be donated to charity. Owners could reach out to Alex to claim their bike if it was one of the tagged bikes. Additional bike racks would be considered in the future if necessary.

Some landscaping work had been performed around the building. The Town of Crested Butte had given approval for irrigation water to be pulled from the Creek. Irrigation companies had been approached and would be providing bids for installing an inground irrigation system using the water from the Creek. There might be cost savings on utilities in the future with the water pulled from the Creek. Once the irrigation system was in place large landscaping improvements would be made in 2026, including flower baskets. The Association had the funds for the work and a special assessment was not necessary. Contractors had not been available to perform the work in 2025 as anticipated.

Alex confirmed Oaks Brothers would be coming back to complete work in the North elevator location. No date for the work was currently available. Oaks Brothers would also complete some touch up work on over drip areas. The work on the balconies considered to be high priority had been completed and work would commence on the medium priority balconies in 2026. Alex explained balcony work would probably be necessary every 5 or 6 years to maintain the balconies in good condition. Walkway projects would be undertaken in the future. Alex said Toad would review options to suck dust and loose material from the walkways around the building prior to a longer term solution being in place.

A 2026 Budget had been circulated to all owners prior to the meeting. Alex said Operating Dues and Capital Dues would remain at the current level for another year. Alex explained the 2026 Budget line items. Some parts of the common areas would be leased. Concern was expressed about parking and Alex said parking would be clearly addressed in any leases. A large vehicle, with expired plates, needed to be removed and Alex said he would research further.

Alex confirmed Reserve Funds were held in a Money Market account generating income. Alex explained the Accounting Team was currently researching options to increase interest income.

Alex explained the carpet tiles in the elevators would be replaced every Fall in the offseason. Increasing frequency to twice a year was suggested. Susan Gellert suggested replacing with rubberized mats or squares in the future.

Alex said a cellular option was being considered for the emergency phone function in the elevators.

Opening and locking of the hot tubs would be automated. Changes to the gate, fencing and locks would be made to meet insurance requirements. New signage would also be in place. Alex said work was underway on the steam room. If the current repairs did not resolve the issue other options, including infrared, would be considered by the Board.

New, updated, signage for the building had been ordered. Security cameras in common areas would be reviewed once improved internet service was available.

Alex said Xstream Internet would be upgrading internet in the building. The Board was considering the elimination of cable television. Concern was expressed that owners would no longer have the benefit of the lower bulk rate if they wanted to retain cable television via Spectrum in their unit. The Board would continue to discuss.

The Association was in a good financial position. Alex explained an updated Capital Plan would be prepared. Capital Dues would continue to be collected to fund those future projects.

It was generally agreed the exterior of the building looked good. Phillip Miron said Alex and Toad had been great in moving deferred maintenance projects along.

No veto of the 2026 Budget was presented and the 2026 Budget was ratified.

Alex asked owners to consider joining an owner group to put up holiday decorations in early December. An email would be sent to all owners. Interested owners should contact Alex at Toad.

Alex said a request had been made to turn one tennis court into two pickle ball courts. The Board would continue to discuss.

Linda Englehard said she was willing to continue on the Board. No additional names had been put forward. Thor Hoppess made a motion to appoint Linda Englehard to another 3 year term on the Board. The motion received a second and was unanimously approved.

A request was made to move owner bikes to a different storage area for the Winter. Toad and the Board would consider options.

A request was made for an owner directory. Alex explained an official form needed to be signed by each owner wanting to have information on an owner directory. The form would be available in the Shared Documents section of the AppFolio software (owner portal) and should be returned to Alex at Toad.

Also, a request was made for some parking spaces to be designated for unit owners (the owners with yellow passes). Lack of space might prevent that being possible but the Board would discuss.

An AI kiosk for the common area was suggested and Alex said it was currently being researched.

Concern was expressed about items left outside storage areas. Alex said he would email owners asking them to claim those items prior to the items being removed.

Alex confirmed storage units were currently available. Invoices for storage units would be sent out in the next few weeks. Susan Gellert said not all locks on the storage units were equal and the pricing structure had always been different.

No litigation was currently underway.

Owners/long term renters were reminded to pick up after their dog. Long term renters were required to pay a pet fee. Short term rental guests could have one pet with a pet fee. Alex explained the enforcement procedure outlined in the State regulations for violating rules. The Board would continue to discuss.

Smoking in the building and on balconies was not permitted.

The Board was thanked for the work they were doing.

At 12:52 p.m. Allen David made a motion to adjourn the meeting. Shay Williams seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management